

PARTITION PLAT NO. 9-59-2006

Located within Donation Land Claim Number 60 in the Southwest One-quarter and the Southeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Betty Elizabeth Hyatt
2172 Arnold Avenue
Grants Pass, OR 97527

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that Betty Elizabeth Hyatt, Trustee of the Betty Elizabeth Hyatt Trust, hereafter referred to as Declarant, is the owner in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and has caused the same to be partitioned into Parcels 1 and 2, and does hereby dedicate to the Public, for public use, those Public Utility Easements, Public Sewer Easements, and Public Water Easements as depicted hereon. Declarant does hereby create: an Irrigation Easement for the use and benefit of Rogue River Valley Irrigation District; an Access Easement, being a 50.00 foot radius, for the use and benefit of the Parcel 1, being over through and across the northeasterly corner of Parcel 2; a Private Sewer Easement for the use and benefit of Parcel 2; a Private Storm Drain Easement (currently containing a storm drain system and detention pond), for the use and benefit of Parcel 2, and Parcel 1 shall be subject to an Ingress-egress easement to allow access to maintain said storm drain system and detention pond. Said Private Storm Drain Easement shall be extinguished upon the owner of Parcel 1 obtaining an acceptable alternate design by the City of Medford.

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property as described in Instrument Number 98-45816 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 60, in the Southwest One-quarter and the Southeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Beginning at the northwest corner of Lot 13 of the Berrydale Addition to Medford, a plat now of record; thence along the south line of Loder Avenue (a vacated street per Instrument Number 89-26063 of the Official Records of Jackson County, Oregon), North 89°55'04" West, 7.50 feet; thence along the west line of said instrument, North 00°04'56" East, 60.00 feet; thence along the north line thereof, South 89°55'04" East, 243.30 feet to a point on the westerly right of way of West Table Rock Road, pursuant to Instrument Number 00-23015 of the Official Records of Jackson County, Oregon; thence along said westerly line, South 26°08'22" West, 282.44 feet to the beginning of a curve to the right, having a radius of 51.74 feet and a central angle of 84°07'42" (the long chord of which bears South 68°12'13" West, 71.37 feet); thence along the arc of said curve, 84.78 feet; thence South 28°00'51" West, 1.67 feet, to a point on the northerly right of way of Rogue Valley Highway; thence leaving said westerly line of said instrument and along said right of way, North 62°32'00" West, 44.26 feet to the westerly line of an Alley per said Berrydale Addition; thence along said Alley, North 00°07'31" East, 203.68 feet to the Point of Beginning.

cael E. neathamer
SURVEYOR

NOTES:

This Partition Plat is subject to the following matters of record:

- 1) Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Rogue River Valley Irrigation District.
- 2) The subject tract of land subject to the statutory powers of Rogue Valley Sewer Services.
- 3) Easements for existing utilities as reserved by Instruments Numbered 73-09829 and 88-01387, of the Official Records of Jackson County, Oregon. Said reservations do not specify widths and describe the locations for said utilities, but do not fit existing locations. Therefore, easements for said utilities are being created and/or dedicated as depicted hereon.
- 4) Reservation for easements per Instrument Number 89-26063 of the Official Records of Jackson County, Oregon, being perfected hereon by the dedication of the public easements depicted hereon.
- 5) Existing leases, if any, and rights of parties in possession, other than month to month tenancies.
- 6) "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

APPROVALS:

PLANNING FILE NO.: LDP-05-91

Examined and approved this 16 day of June, 2006.

[Signature]
Medford Planning Department

Examined and approved this 7th day of June, 2006.

[Signature]
City of Medford Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.095 HAVE BEEN PAID AS OF June 20th, 2006.

Amanda Kirkpatrick, deputy 6/20/06 Tracy Mancuso, Deputy 6-20-06
ASSESSOR Date TAX COLLECTOR Date

RECORDING:

FILED FOR RECORD THIS THE 20th DAY OF June, 2006 AT 3:17 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 9-59-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17, PAGE 59.

Kathleen S. Beckett Carmen J. Helman
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19232

I hereby certify that this is an exact copy of the original.

cael E. neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

cael E. neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

** RECEIVED **
DATE 6-20-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

PREPARED BY: Neathamer Surveying, Inc.
3132 State Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 04112 PLOT DATE: June 2, 2006

Sheet 1 of 2 © JEN

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Betty Elizabeth Hyatt, known to me as a Trustee of the Betty Elizabeth Hyatt Trust, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 2nd day of June, 2006.

Before me:
Joy N. Pinkham

Joy N. Pinkham NOTARY PUBLIC-OREGON

COMMISSION NO.: 398875

MY COMMISSION EXPIRES: Oct. 26, 2009

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-05-041.

PROCEDURE: Utilizing a Nikon DTM-520 and TDS Ranger Data Collector with TDS Survey Pro Software, all found monuments, as depicted hereon, were tied in closed loop traverses or via redundant ties. Records utilized: Instruments Numbered 98-45816 and 00-23015, of the Official Records of Jackson County, Oregon; Surveys Numbered 8845 and 17737 as filed in the Office of the Jackson County Surveyor.

Utilizing said Survey Number 8845, established the Basis of Bearings as depicted hereon.

Utilizing Survey Number 8845 and Instrument Number 98-45816, established the westerly, southerly and northerly boundaries of the subject tract.

Utilizing Survey Number 17737, established the centerlines of Rogue Valley Highway and West Table Rock Road. Utilizing said survey and Instrument Number 00-23015, established the westerly right of way of West Table Rock Road, being common with the east boundary of the subject tract.

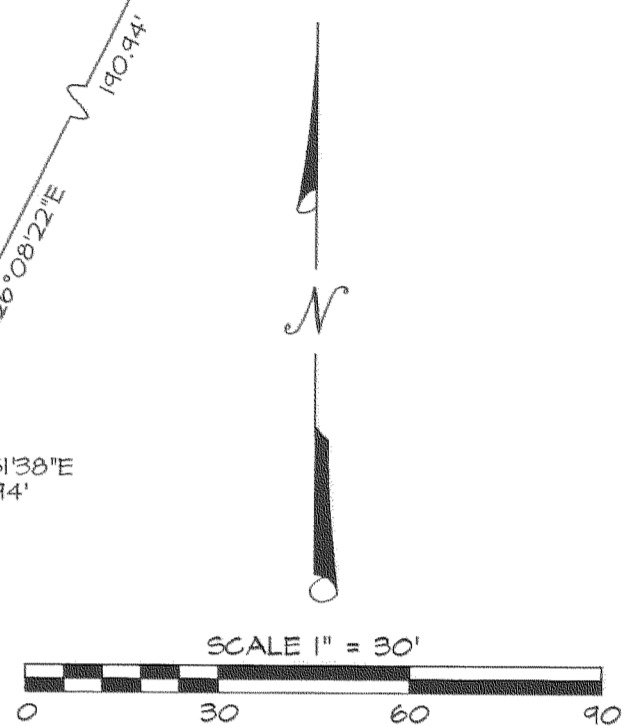
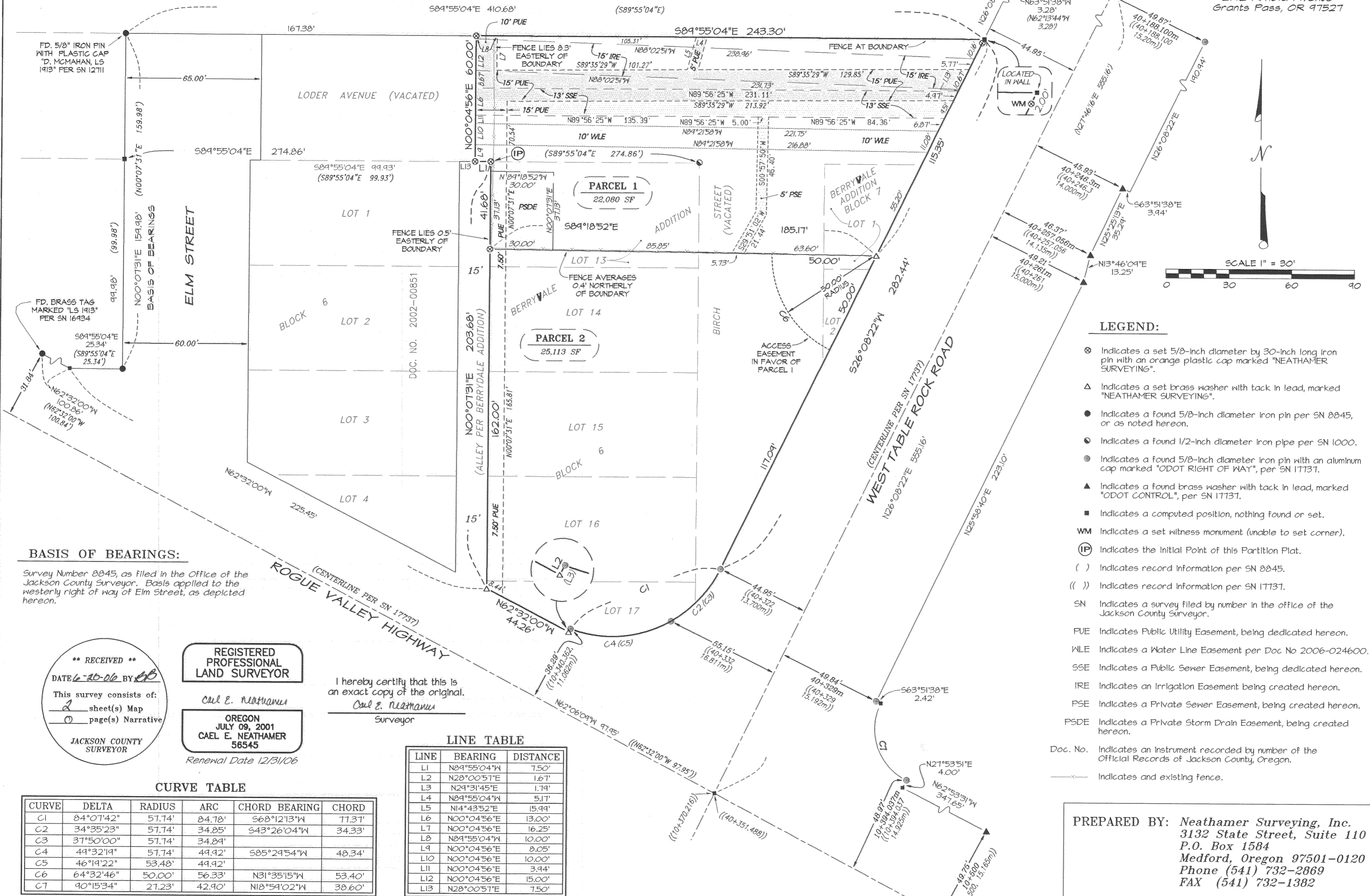
The common line between Parcels 1 and 2 were computed and monumented as depicted hereon. The first monument was set on January 23, 2006.

PARTITION PLAT NO. P-59-2006

Located within Donation Land Claim Number 60 in the Southwest One-quarter and the Southeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Betty Elizabeth Hyatt
2172 Arnold Avenue
Grants Pass, OR 97527



LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set brass washer with tack in lead, marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin per SN 8845, or as noted hereon.
- ⦿ Indicates a found 1/2-inch diameter iron pipe per SN 1000.
- ⊙ Indicates a found 5/8-inch diameter iron pin with an aluminum cap marked "ODOT RIGHT OF WAY", per SN 17737.
- ▲ Indicates a found brass washer with tack in lead, marked "ODOT CONTROL", per SN 17737.
- Indicates a computed position, nothing found or set.
- WM Indicates a set witness monument (unable to set corner).
- Ⓜ Indicates the Initial Point of this Partition Plat.
- () Indicates record information per SN 8845.
- (()) Indicates record information per SN 17737.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates Public Utility Easement, being dedicated hereon.
- WLE Indicates a Water Line Easement per Doc No 2006-024600.
- SSE Indicates a Public Sewer Easement, being dedicated hereon.
- IRE Indicates an Irrigation Easement being created hereon.
- PSE Indicates a Private Sewer Easement, being created hereon.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates an existing fence.

BASIS OF BEARINGS:

Survey Number 8845, as filed in the Office of the Jackson County Surveyor. Basis applied to the westerly right of way of Elm Street, as depicted hereon.

** RECEIVED **
DATE 6-25-06 BY EB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
CAEL E. NEATHAMER
OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/06

I hereby certify that this is an exact copy of the original.
CAEL E. NEATHAMER
Surveyor

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	84°07'42"	57.74'	84.78'	S68°12'13"W	77.37'
C2	34°35'23"	57.74'	34.85'	S43°26'04"W	34.33'
C3	37°50'00"	57.74'	34.84'		
C4	44°32'19"	57.74'	49.92'	S85°29'54"W	48.34'
C5	46°19'22"	53.48'	49.92'		
C6	64°32'46"	50.00'	56.33'	N31°35'15"W	53.40'
C7	90°15'34"	21.23'	42.90'	N18°54'02"W	38.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°55'04"W	7.50'
L2	N28°00'51"E	1.67'
L3	N29°31'45"E	1.74'
L4	N89°55'04"W	5.17'
L5	N14°43'52"E	15.99'
L6	N00°04'56"E	13.00'
L7	N00°04'56"E	16.25'
L8	N89°55'04"W	10.00'
L9	N00°04'56"E	8.05'
L10	N00°04'56"E	10.00'
L11	N00°04'56"E	3.94'
L12	N00°04'56"E	15.00'
L13	N28°00'51"E	7.50'

PREPARED BY: Neathamer Surveying, Inc.
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PROJECT NUMBER: 04112 PLOT DATE: June 2, 2006
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